Prime shop to let.

Bromley, 112 High Street.

BR1 1HG.

0207 408 0030
gcw.co.uk

Potential for extraction, subject to planning.

100% prime position.

High footfall location in busy London suburb.

Contact.

Archie Morriss
archie.morriss@gcw.co.uk
020 7647 4822

Chris Kenealy
chris.kenealy@gcw.co.uk
020 7647 4823

Location.

Bromley is the second most affluent town in the London suburbs, benefiting from a **catchment population of 2 million people, including c. 17,000 students**.

The unit sits in a prime position on the west side of the High Street, with nearby occupiers including **M&S**, **Pret**, **H&M**, **Clarks**, **Kokoro**, **Lidl**, **Next**, **Burger King**, **Flying Tiger** and **Primark**.

Accommodation.

The premises comprise the following approximate net internal areas:

Ground Floor	88.81 sq m	956 sq ft
Basement	55.37 sq m	596 sq ft
Sub Basement	55.27 sq m	595 sq ft

Rent.

£57,500 per annum exclusive.

Business Rates.

Rateable Value £44,750
UBR (2024/25) 49.9p
Interested parties are advised to make their own enquiries with the Local Authority on 0300 303 8659.

Lease Terms.

The premises are available by way of an effective full repairing and insuring lease for a term to be agreed.

Available from January 2025.

Service Charge.

Estimated at £1,450 per annum.

Energy Performance Certificate.

Band E. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract & Vacant Possession.

June 2024

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